

ITEM #: 11
DATE: 04/08/08

COUNCIL ACTION FORM

SUBJECT: WAIVER OF CITY SUBDIVISION STANDARDS FOR RURAL PROPERTY IN BOONE COUNTY: LOT 4 WESTWOODS PLAT 2 AT 2228 229TH PLACE

BACKGROUND:

On January 22, 2008, the City Council referred back to staff a request for a waiver of its subdivision regulations for the installation of public improvements for Lot 4 Westwoods Plat 2, located at 2228 229th Place. The City Council asked for covenants binding property owners and future property owners to waive rights to protest future assessments for public improvements, and binding property owners and future property owners to pay the full cost of abandoning rural water systems in the future. The property is located west and within two miles of the corporate limits of the city of Ames.

The property owner has provided signed covenants following the form provided by the City of Ames.

ALTERNATIVES:

1. The City Council can approve a resolution waiving its subdivision regulations for the installation of public improvements for Lot 4 Westwoods Plat 2, located at 2228 229th Place
2. The City Council can deny the request for a waiver of its subdivision regulations for the installation of public improvements for Lot 4 Westwoods Plat 2, located at 2228 229th Place, due to expected and unknown impacts of development of the area on City infrastructure, environment, and growth.
3. The City Council can refer this request back to staff and/or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

The applicant has complied with the City Council's request on this requested waiver. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1. This action will approve a resolution waiving the City's subdivision regulations for the installation of public improvements for Lot 4 Westwoods Plat 2, located at 2228 229th Place. This will allow staff to waive the requirement for a Final Plat and review a Plat of Survey for the division of this property.

